

Hanover County, Virginia

Land Use Map

Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Mixed-Use (LC/HR)
- Mixed-Use (HC/LR)
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Flood Plain

SE-5-14

CAT Scale Company

sign larger than permitted

Commercial Land Use

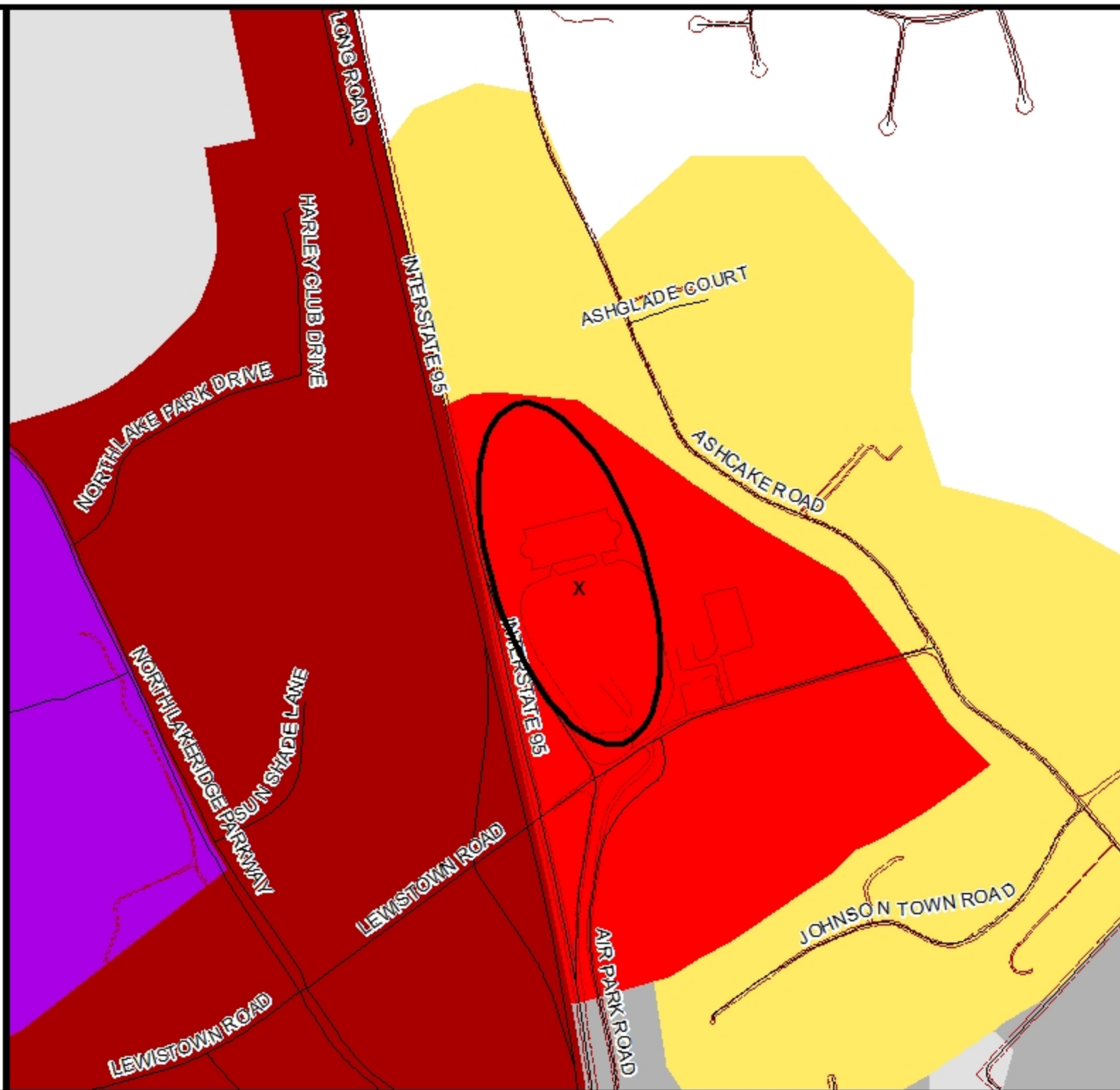
GPIN: 7788-79-0393

Ashland Magisterial District



1 inch = 700 feet

April 02, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- Private Road
- Structures
- Parcels

SE-5-14

CAT Scale Company

sign larger than permitted

Zoned B-3

GPIN: 7788-79-0393

Ashland Magisterial District



1 inch = 700 feet




















April 02, 2014



Hanover County, Virginia

Zoning Map

Legend

— Roads	 R-4
- - - Water	 R-5
- - - Private Road	 R-6
 Parcels	 RM
 CUP	 MX
 A-1	 B-1
 AR-1	 B-2
 AR-2	 B-3
 AR-6	 O-S
 RC	 B-O
 RS	 M-1
 R-1	 M-2
 R-2	 M-3
 R-3	

SE-5-14

CAT Scale Company

sign larger than permitted

Zoned B-3

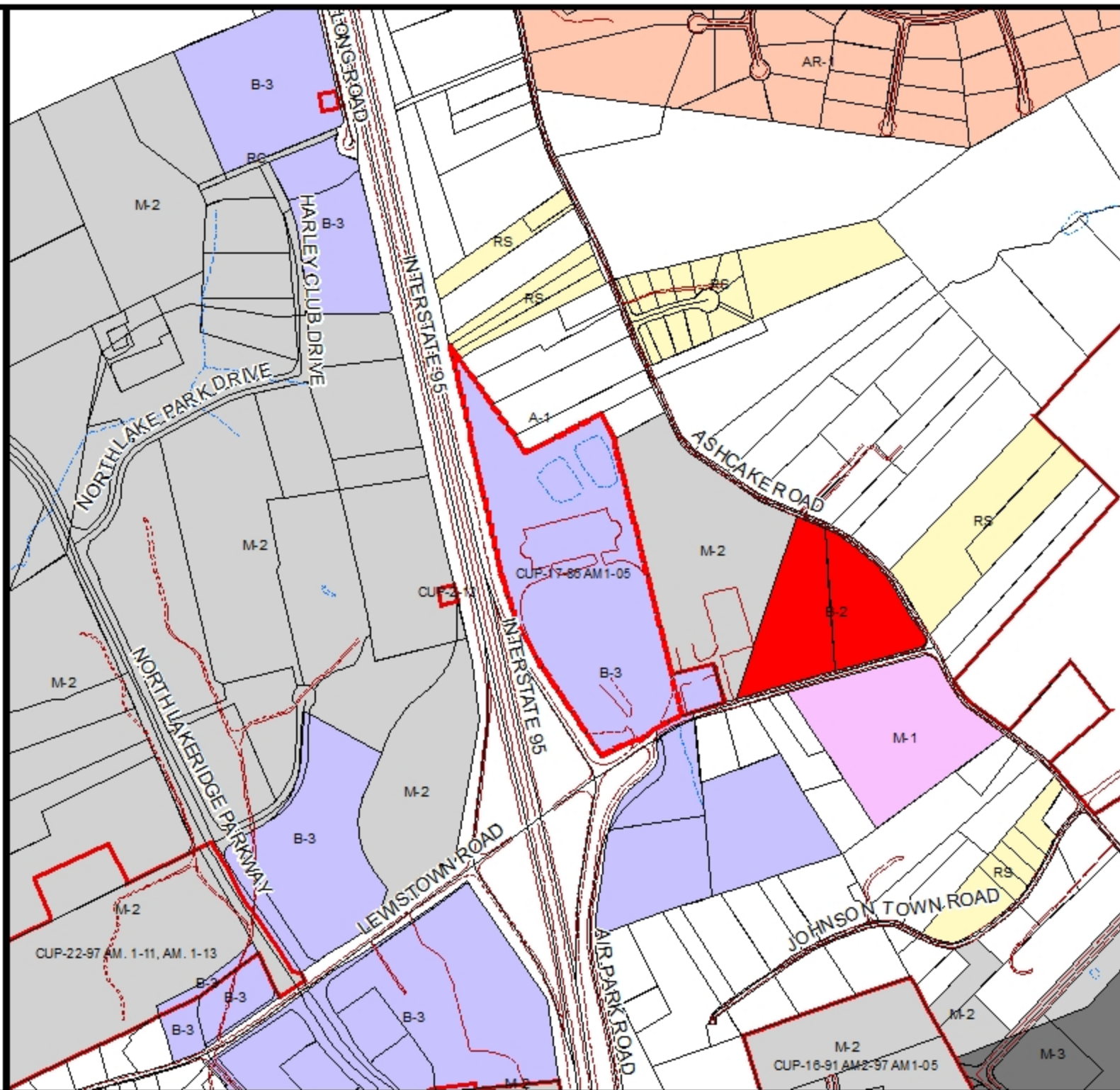
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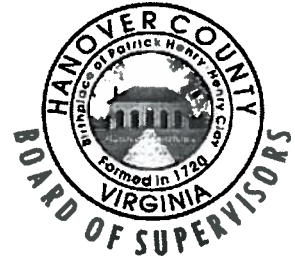
April 02, 2014





SE-5-14, CAT SCALE COMPANY

Special Exception Report
Ashland Magisterial District
Board Meeting Date: May 14, 2014



Overview

Request	To permit a ground sign taller and larger in area than permitted
Zoning	B-3, General Business District
Acreage	25.14
Location	In the northeast quadrant of Lewistown Road (State Route 802) and Interstate 95
GPIN	7788-79-0393
General Land Use Plan	Commercial
Major Thoroughfare Plan	Lewistown Road – Minor Arterial (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen W. Biernot

Executive Summary

The applicant is proposing to remove the existing CAT Scale sign on the TravelCenters of America site and erect a new sign in the same location. The approval of a Special Exception is necessary to permit the proposed ground sign, which is larger in area and taller than permitted.

	Permitted (max)	Proposed	Difference
Sign Area	24 sq.ft.	114 sq.ft.	90 sq.ft.
Sign Height	12'	21' 4 ½ "	9' 4 ½ "

Planning Analysis

The existing CAT Scale sign is 35 sq. ft. in area and 23' 6" tall and is centrally located on the property behind the truck fuel pumps. The proposed replacement sign would be 21' 4 ½" (2' 1½" less than the existing). The area of the replacement sign face is to be significantly increased to 114 sq. ft. Both the existing sign and the proposed replacement sign exceed the height and area requirements for a ground sign as specified in the Zoning Ordinance (12' height; 24 sq. ft. area).

The applicant has indicated that the existing sign is difficult to see from the entrance, which creates problems with vehicles circulating around the property trying to locate the sign. A larger sign also allows trucks to queue properly to ensure appropriate positioning on the scale for accurate weighing.

The Sign Ordinance was created with specific requirements for height and area to establish standards that assure signage is adequate to meet essential communication needs without compromising economic well-being or community aesthetics. However, Section 26-273.11 of the Zoning Ordinance states that an exception in the permitted size of a sign may be granted if the Board of Supervisors makes the following findings:

- a. *That an exception would not unreasonably affect nor inhibit the movement of traffic on surrounding roads;*

Staff comment: Because the sign is internal to the site, the larger sign should not impact traffic on Lewistown Road and cannot be seen from Interstate 95.

- b. *That the proposed design and location of the signs(s) are compatible with existing signs and sign locations on surrounding properties;*

Staff comment: The proposed sign location and design are unique to a truck stop business and therefore not consistent with other signs in the surrounding area.

- c. *That the granting of the exception will not adversely affect the use of adjacent and neighboring property;*

Staff comment: Although the proposed sign will be more visible, it is internal to the site and not along the street frontages; use of neighboring properties should not be adversely affected, considering the significant daily activity and tractor trailer traffic already present on this site.

- d. *That the granting of the exception will neither reduce, nor affect the placement of, required landscaping on site and will not result in unsafe traffic patterns on site; and*

Staff comment: Landscaping will not be affected by this request. The applicant has indicated that traffic patterns on site should improve with a more visible sign.

- e. *That the granting of the exception will not endanger the public safety, nor in any other respect impair the health, safety, comfort, and welfare of the inhabitants of the county.*

Staff comment: It is the applicant's intent to improve traffic safety and circulation on the site with the larger sign; it should not endanger the public safety, or impair the health, safety, comfort, and welfare of the inhabitants of the county.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

Staff Recommendation

Should the Board consider the request appropriate based on the findings specified in Section 26-273.11 of the Zoning Ordinance (above), staff recommends **APPROVAL** of SE-5-14, in accordance with the following provisions:

Article 6, Division 4, Section 26-333, provides the site shall be developed and maintained in substantial conformity with the sketch plan titled, "CAT Scale Sketch Plan," dated April 14, 2014, and prepared by Bill Akers, and the elevations titled, "Cat Scale Company", dated January 9, 1997, and prepared by Eagle Sign and Advertising Co.

GJWB/sm/HTE

Attachments

- ☒ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☒ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☐ Citizen Correspondence
- ☒ Photographs
- ☒ Elevations/Sketch Plan

Available Upon Request

- ☒ Agency Review Comments
- ☐ County Traffic Study – Full Copy
- ☐ Application – Full Copy
- ☐ 527 Traffic Study – Full Copy



FRONT VIEW

"ENTER" →

← "DO NOT ENTER"



END VIEW

FACES FOR 5 x 12 SIGN ARE 3M PUNAFLEX 946-015 YELLOW LOW SUBSTRATE WITH 3M SCOTCHCAL VINYL GRAPHICS APPLIED TO SURFACE.

CAT SCALE SKETCH PLAN

SKETCH BY: BILL AKERS

APRIL 14, 2014



Addresses



Streets



County Boundary



Ashland Corp Boundary



Parcels



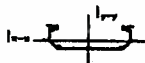
Buildings



Aerial Photography - 2011

1. Engineering Data:

The Neutral Axis For The Large "A" Frame Is Shown Below. Cross Sectional Area (A) Is 2.138 in^2 . Moments Of Inertia About The Neutral Axis Are $I_{yy} = 2.533 \text{ in}^4$ And $I_{zz} = 36.860 \text{ in}^4$.



Material Is Aluminum 6063 alloy, T6 Temper.

2. All Cabinets and Poles To Be Surfaced Cleaned And Etched In Preparation For Painting.
3. Finish Paint Color To Be Per Customer Specifications.

4. Information Needed To Figure Section Modulus:
Centroid Height: 18.50 Feet.
Signage Area: 107.5 Square Feet.
Wind Load: 30 Pound Wind Load.
Section Modulus: 11.93

The Following Is How The Section Modulus Is Figured:

L = Length Of Sign (Feet)

W = Width Of Sign (Feet)

F = Force (Pounds Or Kilo pounds)

H = Height From Grade To The Center Of Force (Feet)

BM = Bending Moment (Foot-Pounds Or Foot Kilo pounds)

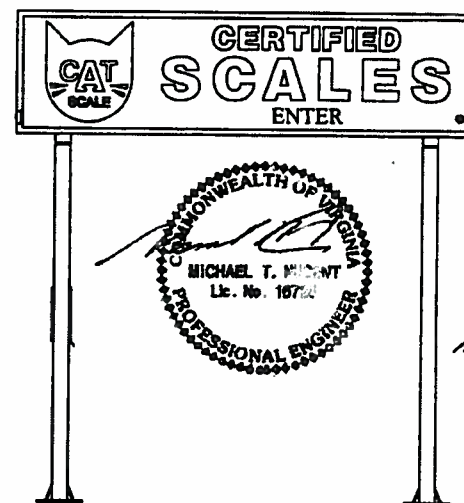
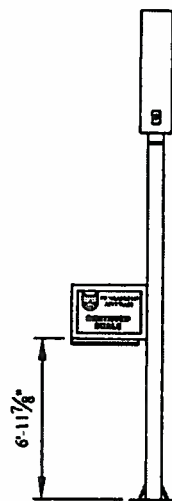
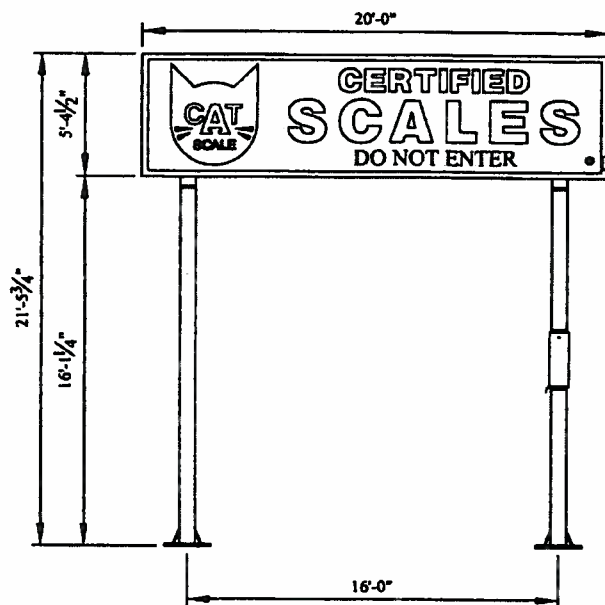
S = Section Modulus (Cubic Inches)

P = Design Wind Pressure (Pounds Per Square Foot)

F_s = Design Unit Stress (Pounds Per Square Inch Or

Kilo pounds Per Square Inch)

F₉ = 26670 P.S.I. Or 26.67 K.S.I.



12/3/13

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EAGLE SIGN & ADVERTISING CO.

7901001 CAT SCALE COMPANY

SHEE

1

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